175.0	0008	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	713,700 / 713,700
					USE VALUE:	713,700 / 713,700
					ASSESSED:	713,700 / 713,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
327		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PAVONE PASQUALE & HELEN J
Owner 2:	
Owner 3:	
Street 1:	327 APPLETON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .142 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1941, having primarily Brick Veneer Exterior and 1777 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6175.000	290,000		423,700	713,700
Total Card	0.142	290,000		423,700	713,700
Total Parcel	0.142	290,000		423,700	713,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 401.63 | /Parcel: 401.63

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 117723

GIS Ref

GIS Ref

Insp Date 07/19/18

!13694!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 175.0-0008-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	290,000	0	6,175.	423,700	713,700		Year end	12/23/2021
2021	101	FV	280,900	0	6,175.	423,700	704,600		Year End Roll	12/10/2020
2020	101	FV	280,900	0	6,175.	423,700	704,600	704,600	Year End Roll	12/18/2019
2019	101	FV	222,700	0	6,175.	417,600	640,300	640,300	Year End Roll	1/3/2019
2018	101	FV	222,300	0	6,175.	320,800	543,100	543,100	Year End Roll	12/20/2017
2017	101	FV	222,300	0	6,175.	302,600	524,900	524,900	Year End Roll	1/3/2017
2016	101	FV	222,300	0	6,175.	278,400	500,700	500,700	Year End	1/4/2016
2015	101	FV	216,700	0	6,175.	260,300	477,000	477,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	17:34:13

LAST REV

Date	Time
08/23/18	10:44:45
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 13694

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	8413-509		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	117723
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/16/2018	Missed Appt.	CC	Chris C
7/19/2018	MEAS&NOTICE	CC	Chris C
1/13/2009			
10/14/2008	Meas/Inspect	345	PATRIOT
2/16/2000	Inspected	276	PATRIOT
12/23/1999	Mailer Sent		
12/21/1999	Measured	243	PATRIOT
7/13/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6175		Sq. Ft.	Site		0	70.	0.98	6									423,674						423,700	

Total AC/HA:	0.14176	Total SF/SM:	6175	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	423,674	Spl Credit		Total:	423,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1941	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
		Total:	31 %

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.30298495
Const Adj.:	1.01656950
Adj $ / SQ:	172.195
Other Features:	75050
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	420288
Depreciation:	130289
Depreciated Total:	289999

COMMENTS

OF= SINK IN BMT / NO HEAT IN UAT 100% USUABLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

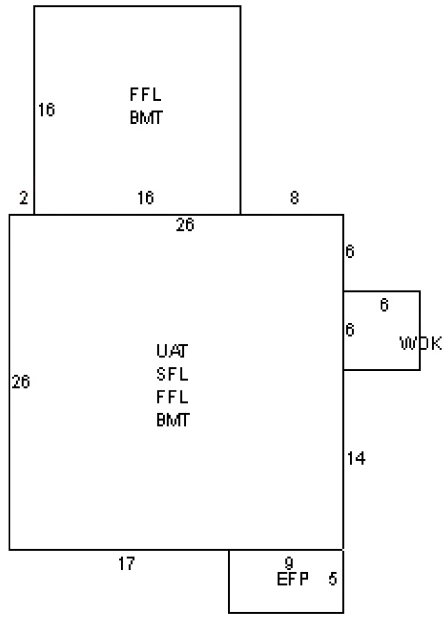
No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	172.19
Special Features:	0	Val/Su Net:	103.94
Final Total:	290000	Val/Su SzAd	180.35

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	932	51.660	48,146
FFL	First Floor	932	172.190	160,485
SFL	Second Floor	676	172.190	116,404
UAT	Upper Attic	169	96.430	16,297
EFP	Enclos Porch	45	73.800	3,321
WDK	Deck	36	16.270	586

Net Sketched Area:	2,790			Total:	345,239
Size Ad	1608	Gross Area	3297	FinArea	1777

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	F	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

175.0-0008-0006.0

IMAGE

AssessPro Patriot Properties, Inc